| 184.0 | 0004 | 0010.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,210,300 / 1,210,300 |
| | | | | | USE VALUE: | 1,210,300 / 1,210,300 |
| | | | | | ASSESSED: | 1,210,300 / 1,210,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 80 | | BROWNING RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CRANE SARAH L |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 80 BROWNING RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DEXTER BECKWITH LLC - |
| Owner 2: | - |
| Street 1: | P.O. BOX 281 |
| Twn/City: | GILSUM |
| St/Prov: | NH Cntry: |
| Postal: | 03448 |

## NARRATIVE DESCRIPTION

This parcel contains 6,250 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Clapboard Exterior and 2916 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6250.000 | 785,000 | | 425,300 | 1,210,300 |
| Total Card | 0.143 | 785,000 | | 425,300 | 1,210,300 |
| Total Parcel | 0.143 | 785,000 | | 425,300 | 1,210,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.05 | /Parcel: 415.0

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 123672 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 07/12/18 |

!14297!

## PREVIOUS ASSESSMENT

Parcel ID: 184.0-0004-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 785,000 | 0 | 6,250. | 425,300 | 1,210,300 | 1,210,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 594,100 | 0 | 6,250. | 425,300 | 1,019,400 | 1,019,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 594,100 | 0 | 6,250. | 358,400 | 952,500 | 952,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 594,100 | 0 | 6,250. | 328,100 | 922,200 | 922,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 594,100 | 0 | 6,250. | 279,500 | 873,600 | 873,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 582,400 | 0 | 6,250. | 243,000 | 825,400 | 825,400 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 582,400 | 0 | 6,250. | 224,800 | 807,200 | 807,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 582,400 | 0 | 6,250. | 213,800 | 796,200 | 796,200 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 04:09:38 |

## LAST REV

| Date | Time |
|---|---|
| 09/03/19 | 10:39:24 |
| danam | |
| 14297 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 123672 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DEXTER BECKWITH | 60909-265 | | 1/7/2013 | | 889,000 | No | No | | |
| MAHONEY WILLIAM | 52664-18 | | 4/20/2009 | | 840,000 | No | No | | |
| MC KENZIE ELEAN | 51707-15 | | 9/22/2008 | Change>Sale | 335,000 | No | No | | |
| | 8356-449 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/11/2019 | 502 | Redo Bas | 2,500 | C | | | | |
| 9/22/2008 | 1175 | Addition | 135,000 | C | | G10 | GR FY10 | ADD A 2ND FLOOR |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/12/2018 | MEAS&NOTICE | BS | Barbara S |
| 12/29/2008 | Meas/Inspect | 163 | PATRIOT |
| 4/25/2000 | Inspected | 276 | PATRIOT |
| 1/4/2000 | Mailer Sent | | |
| 1/3/2000 | Measured | 263 | PATRIOT |
| 12/1/1981 | | GP | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6250 | | Sq. Ft. | Site | | 0 | 70. | 0.97 | 7 | | | | | | | | | 425,250 | | | | | | 425,300 | |

Total AC/HA: 0.14348 | Total SF/SM: 6250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,250 | Spl Credit | Total: 425,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | 1 - Wood Shingl | 25 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 2008 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 1.0 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 1 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.01008224 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 126.248 |
| Other Features: | 139023 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 792908 |
| Depreciation: | 7929 |
| Depreciated Total: | 784979 |

## COMMENTS

RECHECK 7/09.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | BRs: 4 | | Baths: 2 | | | | | HB 1 | | |

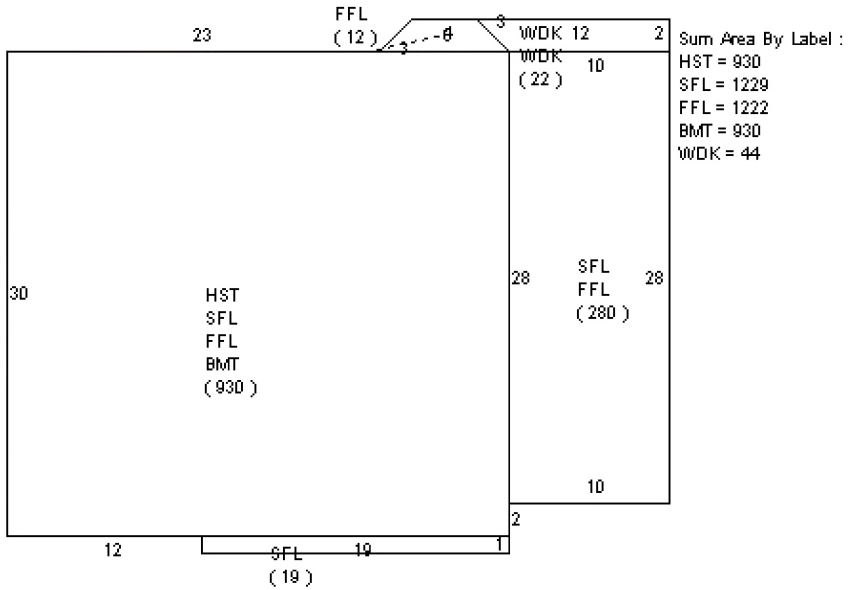
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 184.32 |
| Special Features: | 0 | Val/Su Net: | 201.80 |
| Final Total: | 785000 | Val/Su SzAd | 269.20 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,229 | 126.250 | 155,158 |
| FFL | First Floor | 1,222 | 126.250 | 154,275 |
| BMT | Basement | 930 | 37.870 | 35,223 |
| HST | Half Story | 465 | 126.250 | 58,705 |
| WDK | Deck | 44 | 16.000 | 704 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,890 | | | Total: | 404,065 |
| Size Ad | 2916 | Gross Are | 4355 | FinArea | 2916 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

184.0-0004-0010.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 10X12 | A | AV | 2008 | 0.00 | T | 8.8 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc